

Economic Development Committee

Town Hall, Room 204

Minutes of Meeting of February 16, 2006

Present:

Roland Bartl, Staff
Ed Starzec, Chair
Wayne Friedrichs
Herman Kabakoff
Chris Pappas
Lauren Rosenzweig
Mary Sweeney, Guest
Paul Sweeney, Guest

Meeting called to order at 7:30 PM by Ed Starzec, Chair and the Minutes for the Meeting of January 19, 2006 were approved.

Article ZB (v.4-02/14/06) amending the Zoning Bylaw on Productive Reuse of Underutilized Industrial Property requiring a two-thirds vote by the Town of Acton was discussed. The majority of the members of the Economic Development Committee members were in favor of the amended article.

Ed Starzec, Chair, said that David Duane of Method Machine Tools had been out surveying space at Devens on the week of February 5, 2006.

Lauren Rosenzweig discussed the report on the CWRMP. The sewer project is a twenty year plan of waste water resources. The report identifies connection of sewer pipes High Street up through the Spencer Road, Flint Road area and includes east of the Douglas School and rail road tracks. There is no capacity for additional sewer pipes west of the rail road tracks. The report will be in the library at the end of February for the public to be informed.

Herman Kabakoff asked if the best solution for connecting the sewer lines along with a cost/benefit analysis have been observed.

Rosenzweig responded that there is an ongoing study for finding solutions in the Flint Road area neighborhood.

Roland Bartl, Staff, said that the Plan should be viewed as guidance.

Chris Pappas discussed his opinion of vacancy rates for Office, Industrial, Flex, and Retail space in Acton. The data was compiled by Costar, which indicated the following data:

<u>TYPE USE</u>	<u>SQ. FT.</u>	<u>%</u>
Office Existing RBA:	1,331,522	
Vacant:	<u>-173,710</u>	<u>13%</u>
Occupied:	1,157,812	87%
Industrial Existing RBA:	723,305	
Vacant:	<u>- 71,433</u>	<u>10%</u>
Occupied:	651,872	90%
Flex Existing RBA:	618,525	
Vacant:	<u>- 61,596</u>	<u>10%</u>
Occupied:	556,929	90%
Retail Existing RBA:	689,959	
Vacant:	<u>- 25,608</u>	<u>4%</u>
Occupied:	664,351	96%

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, rental, or other conditions, withdrawn without notice.

Ed Starzec, Chair, discussed about the inquiries that were made by Rheta Roeber's with the data from the assessor's office and priorities with Route 2 study and the final study. Herman Kabakoff asked, "where are we in other things," and the topic did not continue.

Wayne Friedrichs said that the Economic Development Committee is doing the right thing with David Duane of Methods Machine Tools. That it is a great opportunity to implement and influence where new things will happen. Wayne Friedrichs added that places such as Clock Tower Place in Maynard, which have tax incentives is direct competition with Acton's future.

Ed Starzec, Chair, brought up having incubator companies here in Acton.

Lauren Rosenzweig said that there is an effort with a Dick O'Brien of U Mass. Lowell of having an incubator business environment in Acton with a satellite of small business advisors available for assistance.

Ed Starzec suggested to, "dust off old list of items in order to write the annual report." The next meeting is scheduled for March 16, 2006.

Wayne Friedrichs motioned to adjourn the meeting, and Herman Kabakoff seconded the motion. The meeting was adjourned at 8:45PM.

The minutes were taken by Chris Pappas.